

Kings Lake Condominium Association, Inc.

a/k/a Lago del Rey Condominium

c/o CB Property, LLC

8630 SW 149 Avenue * PO BOX 961569 * Miami, FL 33296

Phone: 305/382/4005 Email: Lagodelreyoffice@gmail.com

Date: _____

Unit # _____

To: New Owners/Tenants: _____

Welcome to Lago del Rey. We want to inform you of some things that you must be aware of when you take over the property.

1. Any old furniture, appliances and debris left in the condo unit by the previous resident, cannot be thrown out on the property nor next to the garbage dumpsters. You will be charged up to \$250 in service charges if you leave anything outside for us to dump. When moving in – if you need to throw out boxes, please flattened them or break them up before placing in the dumpster.
2. Anything you want to do to the outside of your unit must first be approved by the association. For example, if you want to install hurricane shutters.
3. You cannot plant any landscaping on the outside of your unit or outside of your balcony/patio. The grounds are common areas – anything you plant will be removed.
4. You cannot place anything in the balcony/patio that is prohibited, as listed in the list that you are being provided by the manager. You may only have patio furniture fit for a balcony and potted plants. You can have ONE bird cage also.
5. All garbage must be bagged before placing in the dumpster.
6. Do not leave food for animals or stray cats outside of your unit or in any common area.
7. No Dogs allowed.
8. Any additional persons moving into the unit must be screened prior to taking occupancy. No one can move in without first being screened.
9. Parking rules must be followed otherwise you will be **TOWED** at your expense. All cars in decal section must display a decal and all others must park in the visitor spaces, or outside the property. **NO EXCEPTIONS! * ALL CARS MUST PARK HEAD IN ***
10. Mechanical work on cars parked inside the community are prohibited. Only a tire change, battery change, or other minor adjustment can be performed. No oil changes can be done on site.
11. The air condition compressor to your unit is located on the roof of the building. If you need to service your compressor, you will need to get permission from management to have the roof open during their working hours only. The management office must receive a copy of the license and insurance of the company. – **Monday to Friday (9am till 3pm)**. Air condition units cannot be worked on in the **WEEKENDS**. **If it is on a Saturday or Sunday, there is a fee of \$50.00 for someone to come out.**

12. Your water shut off valve is located on the outside wall of the building and may or may not be labelled with your unit number. This is your responsibility to repair or replace.
13. Each owner shall maintain and pay for all repairs and replacement to; sliding glass and front doors, windows and window operators, screening, wiring, electrical outlets and fixtures which are wholly within the unit; and of ordinary cleaning and maintenance of the balconies, and patios. If you need to replace a sliding glass or front door, it must be the same style, you need to contact management for the style and information. If you are a tenant, you need to call the owner.
14. The fire alarms are located in each unit inside and also you should have at least 2 hardwired, battery backup smoke detectors. There are alarm pull stations outside of the building. In case of a fire, you must go outside and activate the alarm to alert all the residents in your building to come out. You push in and then pull down the lever. This will automatically send a signal to the Fire Department and they will come out. You should also call 911 to let them know. IF YOU SEE ANYONE VANDALIZING THE ALARM PULL STATION – REPORT IT TO THE MANAGER IMMEDIATELY.

My signature below, signifies that I have read all the above information and that I/we will abide by them at all times:

Sign: owner, tenant, or representative

date:

Print name:

Unit number: _____

Lago Del Rey Condominium Association
Rules and Regulations
As Amended and restated, effective March 8, 2002

The board of Directors and the Nuisance Committee of Lago Del Rey Condominium Association has established these Rules and Regulations to apply to all residents of the community, whether they are Owners, Renters, Guests, or Visitors. The purpose of the Rules and Regulations is to enhance and protect investments of property, to create a "Spirit of Community", and is for the safety, care, and cleanliness of the property as well as the preservation of a standard that benefits all residents. Hereinafter, all reference to OWNER shall apply to resident or non-resident owners; all reference to RENTER shall infer a resident by virtue of a lease agreement with an owner; and a RESIDENT is anyone living in the community. It is incumbent upon residents to notify the Manager or any member of the Board of Directors of any violations to the Rules and Regulations, so that remedial action can be taken.

PARKING AND PARKING LOTS

1. No commercial vehicles allowed on property after 8 pm except in case of emergencies.
2. No Box-Vans allowed to park on property.
3. No RVs allowed to park on property.
4. No boats or Jet skies allowed to park on property.
5. No disabled or inoperable vehicle on property.
6. No storing of vehicle on property on decal only space. (Storing of vehicle defined as 7 consecutive days without moving vehicle). Longer stays would require that management be notified.
7. No storing of vehicles on property on visitors only spaces. (Storing of vehicle defined as 48 hours without moving vehicle). Longer stays would require approval by management.
8. No vehicles allowed to park on property with expired tags or no tags.
9. No vehicles allowed to park on decals only spaces without proper valid decals.
10. No vehicles allowed to park on fire lanes or roadways.
11. No vehicles allowed to park on walkways areas.
12. No vehicles allowed to park on grass area or medians.
13. Resident's parking in handicapped spaces is required to have valid LDR decals plus handicapped permit must be always visible & valid. Visitors parking on handicapped spaces are required to have valid & visible handicapped permit or Disabled Veterans plate.
14. Vehicles shall not be repaired, or any lubricants or fuels changed in the parking area, or elsewhere on the premises, except for emergencies, such as changing tires or starting the vehicle with jumper cables.

Legal Responsibility

If a Unit Owner/Resident or any member of his or her family, tenants, guest invitees or licensees shall illegally park or abandon any vehicle which is then removed or caused to be removed from the premises, or moved on the premises, the Unit Owner/Resident shall hold management harmless for any and all damages or losses that may ensue, and expressly waives any and all rights, notices and resources in connection therewith that he/she may have under provision of State, County or City laws or ordinances. Vehicles of violations of any parking rules or regulations shall be towed away at the owner's sole risk and expense with the exception of Police, Fire or Public Health vehicles which are properly identified, and management/association shall not be liable for and inconvenience, damages or expense that may be suffered or sustained in connection therewith.

Any of the above violations are subject to immediate towing without warning at owner's expense.

Appearance and General Rules

Notices of interest to residents will be posted on the clubhouse door. It is forbidden for any resident or others to place any type of notices on the mailbox kiosks.

The use of barbeque grills with open flames on balconies or terraces is strictly forbidden in accordance with Fire Prevention Code which established a fine up to \$500.00 or imprisonment up to 60 days, or both for using a grill within 50 feet of a multi-story building. An electric type of grill is permissible and is not in violation of the Fire Code since there is no open flames.

The use of walkways, balconies, or terraces for any type of storage is forbidden; items such as non-patio furniture, appliances, laundry, towels, brooms, mops, buckets, boxes, carpeting, swimming attire, kid's toys, bike(s) and discarded items, etc. may not be hung, draped or leaned against railing and walls or placed on balconies and terraces. The installation of screening or similar enclosures to any balcony or terrace is forbidden.

No resident, his/her family, guests, or visitors shall make any disturbing noise in the buildings or permit anything to be done which will interfere with the rights, comforts, or convenience of others: musical instruments, radios, stereos, or television sets shall be kept at such volume so as not to disturb neighbors. No resident, his/her family, guests, or visitors shall throw out, eject, or empty anything whatsoever from windows, doors, terraces, walkways, or balconies; this is to include any water as a result of plan watering. Plants, trees, and other foliage, in self-contained water retaining pots are permitted on terrace or balcony floors: It is also permitted to hang such containers from terrace or

balcony overhangs with the understanding that any personal injury or property damage causes as a result of such hanging, shall be the responsibility of the resident and/or unit owner.

Hurricane shutters may be installed only in accordance with the specifications prepared by the Board of Directors.

Entrance into the pool is prohibited before showering. Guests are permitted to use the pool only when accompanied by a resident. Children must be always accompanied by an adult. No hard objects are permitted in the pool; no glass objects or other breakable material is allowed at the pool/patio area. The use of portable radios or televisions is permitted; however, earpieces or headsets must be used in order to avoid any noise disturbances. Residents and their guests will conduct themselves in a quiet and dignified manner at all times; residents will be held liable for careless damages.

Moving in or out should be between the hours 10:00 am and 5:00 pm.

SATELLITE DISHES

The wooden porches, wooden balcony rail, roof, one-foot sections of exterior wall facing outwards is defined as common area property. Installation of such equipment violates architectural uniformity of the buildings are mandated by the condominium governing documents. The association has allowed small satellite dishes to be installed only in the inner sections of the walls inside the balcony area per FCC ruling. The cable path from the dish to the indoor units must be thru your balcony area, any cables running outside the balcony area or dangling within the balcony area are prohibited and will be cut and removed.

TILE FLOORS ON SECOND FLOORS

Tiles may not be installed on second floor without association approval, in addition if such approval is granted tiles may only be installed according to Lago Del Rey sound proofing/underlayment guidelines.

All laws, zoning ordinances and regulations of any governmental authority must be faithfully observed.

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Hurricane Shutters

The Association will only accept and approve the accordion style shutter. They must be in the color of sand or a color that matches the building's exterior walls. Ivory or White is not acceptable.

The outer frames where the shutters are placed must be installed with the proper concrete screws and must be installed underneath the decorative tile borders of all the windows. If you install the frame on the tiles or above the tiles, you will be in violation of the rules and will have to remove them. These border tiles are on the bottom of all windows.

IF YOU DO NOT UNDERSTAND THE ABOVE INSTRUCTIONS, PLEASE CALL THE OFFICE.

Wind/Hurricane Resistance Glass

If you are installing wind/hurricane resistance glass in your windows. They must be the sliding style as approved by the fire department. However, the windows must look the same as the current style. To accomplish this, your window or glass installer must put separator borders in the middle of each glass so that it looks like the current style windows from the outside. The glass must be Solar Cool Bronze. No other color shade of glass is permitted. If you do not put the solar cool bronze glass, you will have to remove it. The frames of the glass and sliding doors must be the bronze color, same as the original color.

IF YOU DO NOT UNDERSTAND THE ABOVE INSTRUCTIONS, PLEASE CALL THE OFFICE.

Balcónes y Patios

Permitido:

- Las plantas
- Muebles de patio
- Una jaula de pajaritos (opcional)

No Permitido / Prohibido:

- Los muebles de casa (no sillas de comedor, ningunos taburetes, ninguna sillas de la oficina, ningún sofá).
- Equipo de pesas o gimnasio
- Bicicletas
- Gas/tanques de propano ni barbacoa de gas ni de carbon
- Materiales de Construcción, ni Almacenamiento
- Artículos de limpieza
- Juguetes o cualquier artículos de niños/bebé
- No se puede secar toallas o alfombras sobre la baranda del balcon/patio
- Tendedera de ropas
- Piezas de Automóvil ni llantas
- Demasiadas plantas que cubren balcón/patio y ninguna enredadera
- Instalacion de telas metálicas, los enrejados ni tampoco las cercas pueden ser instaladas en el balcón/patio.
- Ninguna jaula/casas del animal, con, o sin animals
- Ninguna cajas de arena absorbente de gaticos.
- Nada que no este incluido en la lista de las cosas "Permitidas"
- Tambien sepa que Usted no puede colocar ninguna planta ni muebles, ni adornos en los pasadizos exteriores ni al lado de su puerta de la entrada.

Las infracciones: Inspecciones mensuales de los balcones/patios son realizadas. Si vemos una infracción de las reglas de balcón/patio, en su unidad, una nota será colocada en su puerta y enviado al propietario de la unidad. Si usted no cumple con el remedio de la infracción dentro del tiempo solicitado, usted entonces recibirá un Segundo aviso por escrito con una carga para el servicio. Si usted no lo paga y no cumple todavía para remediar la infracción, entonces la asociación adelantará el reclamo al abogado de la asociación para que tome acción legal contra su unidad y todos los costos contraídos serán para su cuenta. Gracias.

Lago del Rey Condominium Association

Balcony/Patio

Permitted:

- Patio furniture
- Potted plants
- One birdcage (optional)

Not Permitted:

- Indoor furniture (no dining room chairs, no bar stools, no office chairs, no sofas.)
- Exercise / gym equipment
- *NO Bicycles, NO scooters.*
- Gas /propane tanks
- Gas or charcoal BBQ
- Storage
- Construction materials nor cleaning supplies
- Toys or any children/baby items
- Drying of towels or rugs over railing
- Clothes lines
- Automobile parts or tires
- Too many plants covering balcony/patio and no creeping vines attached to the walls.
- Screens, trellises or fences installed in balcony/patio.
- No animal cages/houses, with or without animals, no kitty litter boxes.
- Nothing is not listed in the Permitted list
- You may not place any plants or furniture on the breezeways or next to your entrance door.

Violations: Monthly inspections of the balconies/patios are performed. If we see a violation of the balcony/patio rules, in your unit, a notice will be placed on your door and mailed to the unit owner. If you do not comply with the violation within the time requested, you will then receive a second violation with a charge for the service. If you do not pay the charge and/or comply, then the association will forward the complaint to the association attorney for legal action against your unit and all costs incurred will be for your account. Thank you.

IMPORTANT – PLEASE READ:

Dumping furniture, appliances and trash is not allowed in the property. If you need to throw out furniture, mattresses, appliances, washer and dryer, toilets, kitchen cabinets, etc., you will need to take it to a local trash and recycling center for Dade County. There are two of them near Lago at:

2200 SW 117 Avenue and 8000 SW 107 Avenue. They are open from 7:30 am to 5:00 PM.

YOU CANNOT LEAVE IT HERE AT LAGO IN OR NEXT TO THE DUMPSTERS OR ANYWHERE IN THIS PROPERTY. THE DUMPSTERS ARE FOR REGULAR HOUSEHOLD GARBAGE ONLY.

IF YOU SEE ANYONE DOING THIS, PLEASE REPORT IT IMMEDIATELY TO THE MANAGER – YOU WILL REMAIN ANONYMOUS.

TOWING OF CARS IN VIOLATION OF THE PARKING RULES:

If you park in a decal space without a proper decal or current temporary permit, you will be towed without warning at your expense.

To get a copy of the parking rules and all rules, contact the management office by phone or email. 305-382-4005 – lagodelreyoffice@gmail.com

Mechanical work on cars are not permitted in the parking lot. Only changing of a tire or a battery is allowed. All other mechanical work including changing the oil in your car must be done outside of Lago.

Any cars leaking oil in the parking lot will be cited and charged for the clean-up.

PLEASE LETS WORK TOGETHER TO KEEP OUR COMMUNITY CLEAN AND SAFE.



REGULATED TOWING / 13605 SW 149 Avenue, Unit #8

Miami, Florida 33196 / CALL Phone: 305-253-6900 to get your car

IMPORTANTE – POR FAVOR LEA:

Botar muebles, electrodomésticos y la basura no es permitido en la propiedad. Si necesita tirar muebles, colchones, electrodomésticos, lavadora y secadora, aseos, cocina, armarios, etc., tendrá que llevarlo a un centro de reciclaje y basura y local para el condado de Dade. Hay dos de ellos cerca de Lago en:

2200 SW 117 Avenue y 8000 SW 107 Avenue. Están abiertos desde las 7:30 de AM a 5:00 PM.

No puede dejarlos AQUÍ EN LAGO DEL REY JUNTO A LOS DUMPSTERS (TANQUES DE BASURA) O EN CUALQUIER OTRA PARTE DE ESTA PROPIEDAD. Los DUMPSTERS SON PARA BASURA regular solamente. Si usted ve a alguien haciendo esto, por favor, informe inmediatamente al gerente, usted permanecerá anónimo.

EI REMOLQUE DE VEHÍCULOS EN VIOLACIÓN DE LAS NORMAS DE ESTACIONAMIENTO:

Si parqueas en un espacio que es solamente de decals (sellitos de parqueo) sin el decal adecuado o actual permiso temporal, podrá ser remolcado sin previo aviso a su cargo.

Para obtener una copia de las reglas de estacionamiento y todas las reglas, póngase en contacto con la oficina de la gerencia por teléfono o correo electrónico. 305-382-4005 - lagodelreyoffice@gmail.com

Trabajos mecánicos en los coches no están permitidos en el estacionamiento. Sólo el cambio de una llanta o una batería está permitido. Todos los demás trabajos mecánicos e incluso cambiar el aceite de su auto debe hacerse fuera del lago.

Cualquier fuga de aceite en los coches en el parqueo será citado y cargado por la limpieza.

TRABAJEMOS JUNTOS TODOS PARA MANTENER LA PROPIEDAD LIMPIA Y SEGURA

REGULATED TOWING COMPANY

13605 SW 149 Avenida, Unidad #8

Miami, Florida 33196

Phone: 305-253-6900 para localizar su auto